

TO LET - UNIT 4

TRADE COUNTER/ INDUSTRIAL UNIT

1,450 sq ft (135 sq m)



**CITY CENTRE
LOCATION**



SECURE SITE



**LOCATED 1 MILE
FROM J3 M621**

Springwell Point

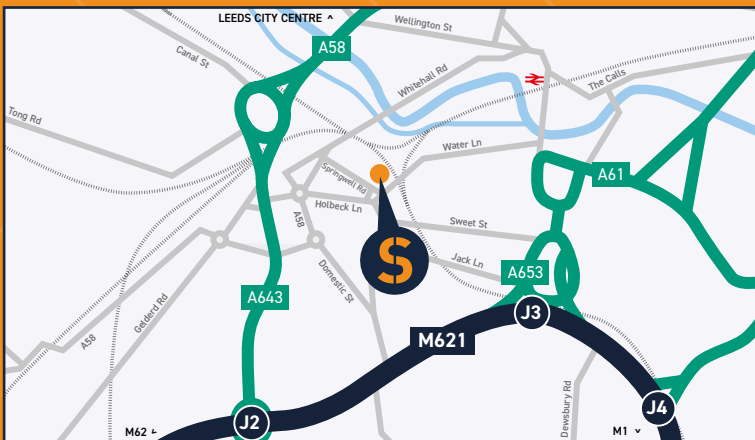
Holbeck, Leeds, LS12 1AF

LOCATION

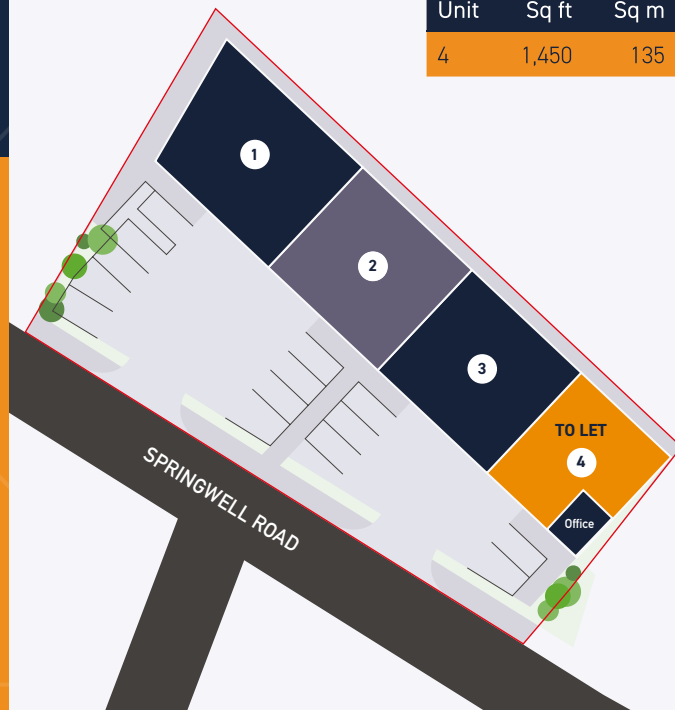
Springwell Point is located on Springwell Road approximately one mile south west of Leeds city centre and within one mile of Junction 3 of the M621. The location benefits from excellent access to the Leeds city region and wider West Yorkshire conurbation. It is within walking distance of Leeds Railway Station.

DESCRIPTION

Constructed in 2014, Springwell Point comprises a high quality terrace of 4 light trade counter/industrial units ranging in size from 1,450 sq ft to 2,010 sq ft. Unit 4 will be available to let from June 2024.



Unit	Sq ft	Sq m
4	1,450	135



1,450 FT (135 SQ M)

TERMS

Unit 4 is available on a leasehold basis for a term to be agreed.

EPC

Unit 4 has been assessed and has an Energy Performance Rating of D78.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

BUSINESS RATES

The Ratable Value is £16,000 since the latest review on 1st April 2023.

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